

Address: 1804 COLLINS AVE
 COMP/DENISE WINEMILLER - 384-8094

CITZ
 498151

Garage converted w/out permit

Parcel(s)

Parcel:	Size:	Subdivision Name:
13933111002	0.15 ACRE	RANCHO MANOR UNIT #2

Owner Information:

06-Aug-09	01-Oct-09	FINANCIAL FREEDOM S F C 7700 W PALMER LN #D; AUSTIN, TX 78729-8103
17-Mar-04	07-Jul-04	LOEROP BETSY AMBROSE KENNETH R JR 1804 COLLINS AVE; LAS VEGAS, NV 89106-3949
07-Jul-04	18-Dec-08	LOEROP BETSY J 1804 COLLINS AVE; LAS VEGAS, NV 89106-3949
18-Dec-08	25-Dec-08	FINANCIAL FREEDOM S F C 7700 W PALMER LN #D; AUSTIN, TX 78729
25-Dec-08	06-Aug-09	FINANCIAL FREEDOM S F C 7700 W PALMER LN #D; AUSTIN, TX 78729-8084
01-Oct-09		FINANCIAL FREEDOM S F C 7700 W PALMER LN #D; AUSTIN, TX 78729-8101
25-Feb-04	17-Mar-04	LOEROP BETSY 1804 COLLINS AVE; LAS VEGAS, NV 89106-3949
10-Aug-02	25-Feb-04	VASSIA M J P O BOX 745; HAWTHORNE, NV 89415-0745

Inspection Summary

Inspector:	Status:	Scheduled DT:	Start Dt:	Comp DT:	Min:
960392	Failed	6/12/2008	06/12/2008 12:50	06/12/2008 13:00	10
960392	Failed	7/15/2008	07/15/2008 14:45	07/15/2008 14:55	10
960392	Failed	7/30/2008	07/30/2008 13:00	07/30/2008 13:05	5
960392	Failed	8/12/2008	08/13/2008 9:50	08/13/2008 9:55	5
960392	Failed	2/24/2009	03/04/2009 15:50	03/04/2009 16:05	15
960392	Failed	3/31/2009	04/24/2009 15:00	04/24/2009 15:10	10
960392	Failed	5/11/2009	05/13/2009 11:30	05/13/2009 11:40	10
960392	Failed	6/3/2009	06/04/2009 14:19	06/04/2009 14:25	7
960392	Failed	6/17/2009	06/18/2009 9:37	06/18/2009 9:40	4
960066	Passed	6/25/2009	07/20/2009 11:30	07/20/2009 11:30	0
Time in Minutes:					75

Violation Details

Violation	Violation DT:	Resolve DT:	Location:
A-PERMIT REQ OBTAIN PERMIT	6/12/2008		GARAGE CONVERTED WITH ELEC AND ADDED FULL BATH
A-REFUSE/WST REMOVE	5/13/2009		ALL YARDS AND WITHIN POOL: LOOSE TRASH, CARTONS, DISCARDED

A-REFUSE/WST 5/23/2009
REMOVE

ALL YARDS AND WITHIN DRAINED POOL - LOOSE TRASH, CARTONS, DIS

A-WEEDS 5/23/2009
CUT/REMOVE

ALL YARDS AND SIDEWALK BORDERING PROPERTY

Log

Type:	Date:	Employee:	Min:
MEET	10/2/2009 11:51:00 AM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on October 21, 2009.			
LETTER	10/2/2009 11:50:00 AM	JESSICA LARRAMENDY	0
JL) Report of Expense Letter and Memo mailed to property owner both certified and regular mail.			
MISC	7/20/2009 1:27:00 PM	LIDIA MCKENZIE	0
LM) VIDEO COMPLETED PER #21, PAID \$640 TO GRAEAGLE CONSTRUCTION LLC			
VIDPST	7/20/2009 11:27:00 AM	ANTHONY GUARINO	0
21)post video and photos done in cc items file/close case			
VIDREQ	7/16/2009 2:47:00 PM	LIDIA MCKENZIE	0
LM) RECEIVED INVOICE AND DECLARATION OF COMPLIANCE DISPOSAL FM CONTRACTOR; SENT REQ FOR AFTER ABATEMENT VIDEO TO #19			
VIDPRE	7/7/2009 8:45:00 AM	ANTHONY GUARINO	0
21)pre video and photos done, moved to CC items file			
VIDREQ	6/30/2009 2:53:00 PM	LIDIA MCKENZIE	0
LM) RECEIVED START DATE FM CONTRACTOR - GRAEAGLE CONST. FOR 7/9/09 TO BE COMPLETED BY 7/15/09. SENT REQUEST FOR PRE-ABATEMENT VIDEO TO #19.			
BIDA	6/30/2009 2:52:00 PM	LIDIA MCKENZIE	0
LM) RECEIVED PO #271869 - SENT AWAR LTR TO GRAEAGLE CONST. (\$640)			
MEET	6/24/2009 2:54:00 PM	ANTHONY GUARINO	0
21)LM approved abatement			
MISC	6/8/2009 10:13:00 AM	LIDIA MCKENZIE	0
CERT CARD ADDRESSED TO FINANCIAL FREEDOM S F C IN AUSTIN, TX, RECEIVED SIGNED BY DEANNA REGALADO			
NOPOST	6/5/2009 11:42:00 AM	STEPHANIE DEMOLEAS	0
17) Pix, assess fee \$180 plus \$500 civil penalty. 10-day posted.			
MISC	6/1/2009 1:17:00 PM	LIDIA MCKENZIE	0
LM) 10 DAY BEFORE ABATEMENT SENT TO: FINANCIAL FREEDOM S F C IN AUSTIN, TX. C/B 6-11-09. TO #19 FOR OFFICER POSTING.			
BIDR	5/21/2009 3:49:00 PM	LIDIA MCKENZIE	0
LM) RECEIVED BIDS: GRAEAGLE CONSTRUCTION= \$640; WEAVER CONSTRUCTION= \$980			
BIDS	5/18/2009 4:36:00 PM	LIDIA MCKENZIE	0
LM) SENT BIDS TO ALL CONTRACTORS; SENT TO LEVELEX VIA EMAIL=MINDI@ASSETMGMT.US, BECAUSE OF FAX FAILURE. QUOTES DUE 5/21/09			
NOREQ	5/14/2009 7:08:00 AM	STEPHANIE DEMOLEAS	0
17) requesting REVISED 10-DAY N&O TO INCLUDE REFUSE AND HIGH WEEDS			
FAX	5/14/2009 7:07:00 AM	STEPHANIE DEMOLEAS	0
17) FAXED NOTICE OF FAILED INSPECTION TO: REALTOR - SUE NELSON AT REMAX AND MAILED TO BANK FINANCIAL FREEDOM			
INSP	5/13/2009 11:30:00 AM	STEPHANIE DEMOLEAS	10
17) PIX, ASSESS FEE \$180 plus \$500 CIV PEN. POOL HAS BEEN DRAINED BY RRT BUT NO CLEANUP, SUBMITTING TO CONTINUE ABATEMENT FOR REFUSE, HIGH WEEDS ONLY. NON-PERMITTED CONVERSION TO BE REMEDIED BY NEW OWNER.			
RRT WK	5/12/2009	TASHA DOWNTON	0
PER RRT: MAINT3; POOL PUMPED ON 5-12-09; SEE CSR 498151			

INSP	4/24/2009 3:00:00 PM	STEPHANIE DEMOLEAS	10
17) pix, assess fee \$180 PLUS \$500 civ PENALTY. NO CHANGE. REFERRED POOL TO RRT, SEE #498151, CB 5/1 TO 26			
INSP	4/10/2009 11:30:00 AM	STEPHANIE DEMOLEAS	10
17) posted ADENDUM TO N&O: REFUSE AND HIGH WEEDS ALL YARDS, STAGNANT POOL. POSTED ON SITE AND FAXED TO REALTY:- ERA SUNBELT 324-5440 (SUE NELSON) FAX: 866-521-6417. ALSO MAILED TO FINANCIAL FREEDOM-			
PHONE	3/19/2009 2:40:00 PM	ELIZABETH DOUGLAS	0
CALLER DENISE WINEMILLER (384-8094) IS CONCERNED ABOUT POOL IN BACK YARD--BREEDING MOSQUITOS			
PHONE	3/19/2009 2:40:00 PM	ELIZABETH DOUGLAS	0
CALLER DENISE WINEMILLER (384-8094) IS CONCERNED ABOUT POOL IN BACK YARD. BREEDING MOSQUITOS			
INSP	3/4/2009 3:50:00 PM	STEPHANIE DEMOLEAS	15
17) pix, assess fee \$180 plus \$500 CIV PEN. RESIDENCE IS VACANT BUT NO PERMITS PULLED OR WORK BEING DONE TO REVERT RESIDENCE DESPITE 90-DAY EXT. MAILED CN AND ALSO EMAIL TO FINANCIAL FREEDOM, CB 3/31			
EMAIL	2/1/2009 4:57:00 PM	STEPHANIE DEMOLEAS	0
17) EMAILED DAN (BELOW) FOR STATUS			
EXTEND	12/12/2008 4:56:00 PM	STEPHANIE DEMOLEAS	0
17) SPOKE W/DAN AT FINANCIAL FREEDOM, EMAIL: DANIEL.STACK.IMB.COM, HE STATED OWNERSHIP JUST FLIPPED TO FANNIE MAE AND HE HAS REQUESTED TO GO OUT TO BID TO DO CONVERSION. GAVE EXT TO 1/30/09			
FORCLO	10/21/2008 7:10:00 AM	STEPHANIE DEMOLEAS	0
17) in default with FIDELITY AS OF 10/14/08, EXTENDED ANOTHER 2 WKS			
PHONE	10/14/2008 10:42:00 AM	STEPHANIE DEMOLEAS	0
17) LEFT MSG FOR UPDATE TO DAN.			
PHONE	9/3/2008 7:55:00 AM	STEPHANIE DEMOLEAS	0
17) CALLED FIN FREEDOM REP, DAN STACK AT 512-506-6887, LEFT MSG, he called BACK, SAYS WILL TAKE POSS OF PROP APPROX 10/14			
PHONE	8/20/2008 1:49:00 PM	STEPHANIE DEMOLEAS	0
17) RCVD MSG FROM DIANA AT FINANCIAL FREEDOM. SHE GAVE FILE TO AMY RIVERA 800-441-4428 TO FORECLOSE IMMEDIATELY. THEY WILL PROCEED WITH EVICTION ONCE THEY OWN PROP. SHE UNDERSTANDS OUR FEES WILL CONTINUE. BUT REQ EXT TO SEPT.			
PHONE	8/19/2008 11:07:00 AM	STEPHANIE DEMOLEAS	0
17) s/w DIANA, ADVISED IF PROP WAS GOING INTO FORECLOSURE AND THEY WERE COMPLYING W/N&O TO REVERT TO ORIG CONDITION THAT SHE SHOULD FAX ME TIMELINE SO I COULD GIVE EXTENSION			
INSP	8/13/2008 9:50:00 AM	STEPHANIE DEMOLEAS	5
17) pix, ASSESS FEE \$180 PLUS \$300 CIV PEN. NO CHANGE. SPOKE W/GARY AT FIN FREEDOM 800-441-4428, HE CONNECTED ME TO ACCT MGR: 512-506-6886 DIANA WOOLRICK ADVISED OF FAIL AND NEXT INSPECT OF 8/26			
PHONE	8/12/2008 9:33:00 AM	STEPHANIE DEMOLEAS	0
17) NO PERMIT OBTAINED. CALLED FREEDOM FUNDING 800-500-5150			
RECORD	8/7/2008 3:43:00 PM	JESSICA LARRAMENDY	0
JL) Recorded Nuisance N&O at Clark County. Recorded in Book: 20080707 Inst: 004160.			
MISC	8/6/2008 1:05:00 PM	LIDIA MCKENZIE	0
LM) GRN CARD RET/RECEIPT REQ. RECEIVED FROM: FINANCIAL FREEDOM SR FUNDING CORP. (GUSTAVO CARRILLO - 8-1-08)			
NOPOST	7/30/2008 1:24:00 PM	STEPHANIE DEMOLEAS	0
17) n&o posted on SITE. NO VEHS IN DWY.			
INSP	7/30/2008 1:00:00 PM	STEPHANIE DEMOLEAS	0
17) ASSESS FEE \$180 PLUS \$150 CIV PEN, NO CHANGE IN CONDITION, NO PERMIT OBTAINED. CB 8/12			
NOTICE	7/30/2008 8:57:00 AM	LIDIA MCKENZIE	0
LM) finalized and mailed N&O to owner of record and Financial Freedom Sr. Funding Corp.			
RESEAR	7/30/2008 7:00:00 AM	STEPHANIE DEMOLEAS	5
17) NO PERMIT OBTAINED			
MISC	7/24/2008 3:30:00 PM	LIDIA MCKENZIE	0
DRAFTED N/O - FORWARDED TO #19 FOR REVIEW			
REVIEW	7/23/2008 3:00:00 PM	VICKI OZUNA	15
19) Reviewed notice and order, made change to verbiage submitted. Case forwarded on to 24			

NOREQ	7/17/2008 8:07:00 AM	STEPHANIE DEMOLEAS	0
17) to 19 FOR APPROVAL			
RESEAR	7/17/2008 7:40:00 AM	STEPHANIE DEMOLEAS	5
17) co-owner IS: FINANCIAL FREEDOM SR FUNDING CORP, 1 Banting Irvine, CA 92618 Phone: 1.949.923.3800 Toll Free: 1.800.500.5150 Fax: 1.949.923.3801			
INSP	7/15/2008 2:30:00 PM	STEPHANIE DEMOLEAS	15
17) PIX, ASSESS FEE \$120. GARAGE CONVERTED TO STUDIO WITH SEPARATE ENTRANCE. MET ON SITE W/ DECEASED OWNER'S HUSBAND: ambrose. HE STATED HE DID CONVERSION WITHOUT PERMIT. HE DOESNT WANT TO PAY FOR LEGAL PERMIT SO WILL FORECLOSE. N&O			
EXTEND	7/2/2008 7:16:00 AM	STEPHANIE DEMOLEAS	0
17) EXT GRANTED TO 7/15			
PHONE	6/16/2008 4:39:00 PM	LIDIA MCKENZIE	0
OWNER'S HUSBAND CALLED - OWNER DECEASED, HUSBAND REQUESTING EXTENSION - KENNETH AMBROSE 215-778- 2093 LIVES BACK EAST IN PENNSYLVANIA - WILL BE BACK NEXT WEEK OR SO; NEEDS 2 WKS EXT. E-MAIL TO STEPHANIE.			
INSP	6/12/2008 12:50:00 PM	STEPHANIE DEMOLEAS	10
17) pix, CN ISSUED TO HOUSE SITTER TO OBTAIN PERMIT FOR CONVERTED GARAGE CB 7/1			
<i>Time in minutes:</i>			100